

premiums, and the amount so paid shall be a lien on the premises aforesaid, and be secured by this mortgage and collected in the same manner as the principal debt hereby secured, with interest thereon at the rate of ten per cent per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes, assessments or insurance premiums, or not, it is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed, and shall be entitled to immediate possession of the premises and the rents, issues and profits thereof.

Third, said parties of the first part hereby agree to keep all buildings, fences and other improvements upon said premises in as good repair and condition as the same are in at this date, and abstain from the commission of waste on said premises, until the note hereby secured is fully paid.

Fifth, said parties of the first part hereby agree that if the maker of said note shall fail to pay or cause to be paid any part of said money, either principal or interest, according to the tenor and effect of said note and coupons, when the same becomes due, or to conform or comply with any of the foregoing conditions or agreements, the whole sum of money hereby secured shall, at the option of the legal holder or holders hereof, become due and payable at once, with notice.

And the said parties of the first part, for said consideration, do hereby expressly waive an appraisement of said real estate and all benefits of the Homestead Exemption and Stay Laws of the State of Kansas.

The foregoing conditions being performed, this conveyance to be void, otherwise of full force and virtue.

Sixth, In case of default of payment of any sum herein covenanted to be paid, or in default of performance of any covenant herein contained, the said first parties agree to pay to the said second party and its assigns interest at the rate of ten per cent per annum, computed annually, on said principal note from the maturity thereof to the time when the money shall be actually paid.

In Testimony Whereof the said parties of the first part have hereunto subscribed their names and affixed their seals, on the day and year above mentioned.

Executed & delivered in the presence of:

John Clark
Nancy J. Clark

(Seal)
(Seal)

State of Kansas,
Franklin County, } ss.

Be it Remembered, That on this 31st day of July A.D. Eighteen Hundred and ninety before me, the undersigned, a Notary Public in and for said County and State, came John Clark and Nancy J. Clark, husband and wife who are personally known to me to be the identical persons described in and

The following is endorsed on the original instrument
I acknowledge the payment of \$100.00 on July 31, 1891.